

## ZONING AND ADJUSTMENT BOARD

January 22, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, January 22, 2002 at 6:30 P.M. with the following members present: Larry Story, Chairman, Richard Bradley, Dossie Singleton, Dale Nichols, Jack Bratton, Rusty Mask, Frank Topping, Mark Caruthers, Lamar Parker, and Todd Brown. Wayne Lee and Evan Merritt were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director, and Aimee Webb, Board Secretary, were also present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Parker made a motion to approve the minutes from the ZAB Meeting from January 7, 2002. Mr. Bratton seconded the motion and the motion carried.

Mr. Story presented the Proof of Publication.

### ZP2002-4

William & Sandra Adams

Sandra Adams was present and requesting to rezone from A5 to A10C on 20 acres MOL to bring the property into compliance with the Future Land Use Map. There were three notices sent, none in favor and one in objection. There were no objections from the audience. There were no questions or discussion from the Board. Mr. Nichols made a motion to recommend approval to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Parker seconded the motion and the motion carried.

### ZP2002-3

Oscar Alvarez

Oscar Alvarez was present and requesting to rezone from R1A to CH on 4.52 acres MOL to bring the property into compliance with the Future Land Use Map. There were seven notices sent, none in favor and none in objection. There was one objection from the audience listed as follows: Robert Bowser. Mr. George Scanlon, representative for Habitat of Humanity, stated Habitat would be purchasing the property for the Habitat thrift store and warehouse. Mr. Bowser, adjoining property owner, opposed due to the access of the property being so close to his property. Mr. Scanlon stated there would be no outside storage or sales and a residential buffer would be placed between the properties. The Board had questions regarding the screening and buffer requirements in which Attorney Neal explained there were none listed in the Land Development Code. Mr. Scanlon stated he had no objections to accessing the property off of SR 44, which alleviated the concerns raised by Mr. Bowser. Mr. Alvarez formally requested his application be amended to CL. There were no further questions or discussions from the Board. Mr. Nichols recommended approval for the amended application to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Mr. Nichols made a motion to adjourn the meeting. Mr. Bradley seconded the motion and the motion carried.

The meeting adjourned at 7:05 PM.

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Larry Story, Chairman  
Zoning & Adjustment Board